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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210736176**<br><br>Karen Johnson Davidson County<br>Batch# 691392 DEEDWARR<br>08/05/2021 11:50:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,739.00<br>20210805-0105468 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $470,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of August, 2021.<br><br>Notary Public<br>My Commission Expires: KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021 |

# WARRANTY DEED

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| Address New Owner:<br>Harrison Johnson and Abigail Wasden<br>2407 8th Avenue #313<br>Nashville TN 37204 | Send Tax Bills To:<br>Quicken Loans, LLC, ISAOA<br>1050 Woodward Ave.<br>Detroit, MI 48226-1906 | Tax Information:<br>Tax Parcel ID No.<br>118 02 1K 313.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexandra V. Moore, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harrison Johnson and Abigail Wasden, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 313, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. Said Unit is shown as part of Exhibit "B" to the Master Declaration of Eighth South Residences, a Residential Condominium and is a condominium form of ownership established in the manner provided by the provisions of Tennessee Code Annotated Title - 66, Chapter 27, Section 201 et seq. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-use Condominium, the property, co-owners and tenants, and the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Alexandra V. Moore, single woman, by Warranty Deed from Eighth South, LLC, a Tennessee limited liability company, of record in Instrument No. 20171228-0131710, in the Register's Office of Davidson County, Tennessee, dated December 22, 2017 and recorded on December 28, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Earthgrains, as recorded in Instrument No. 20020702-0079601.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of "Property of 8th South, LLC", as recorded in Instrument No. 20151007-0102052.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151021-0107308.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Eighth South Mixed-Use Condominium of record in Instrument No. 20170619-0061465 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Eighth South Residences, a Residential Condominium Condominium of record in Instrument No. 20170619-0061466; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage , recorded in Book 4182, Page 906 and Book 4182, Page 910.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150730-0075029.

Easement for Parking Garages, recorded in Instrument No. 20151021-0107311.

Easement for Development and Access, recorded in Instrument No. 20151021-0107312.

Easement recorded in Book 1300, Page 566; Book 1848, Page 459; Book 1848, Page 462; Book 2746, Page 414; Instrument No. 20160926-0101241 and Instrument No. 20170921-0096815.

Inspection and Maintenance Agreement for permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20180130-0009394.

This is improved property located at 2407 8th Avenue #313 Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4th day of August, 2021.

Alexandra V. Moore

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexandra V. Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2021.

Notary Public
My Commission Expires:

WILLIAM CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 8/4/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

